



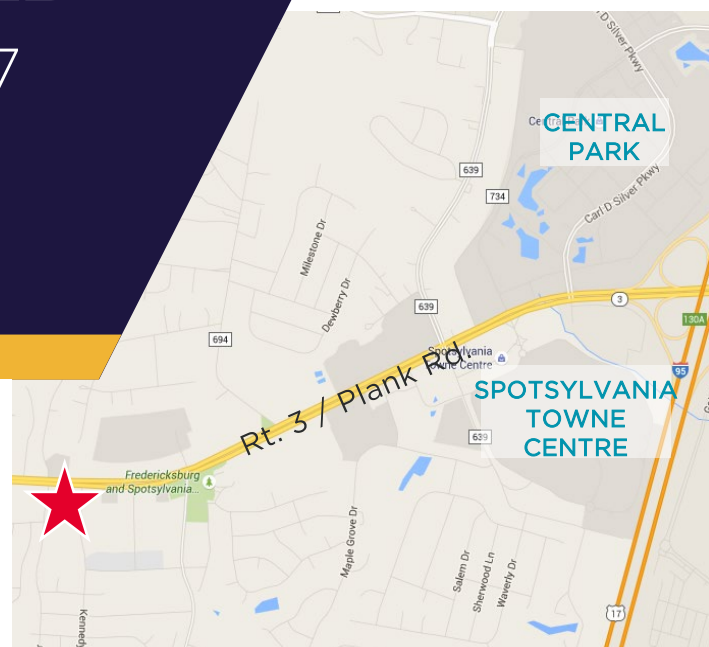
4510 PLANK ROAD

FREDERICKSBURG, VA 22407

FOR SALE | OFFICE

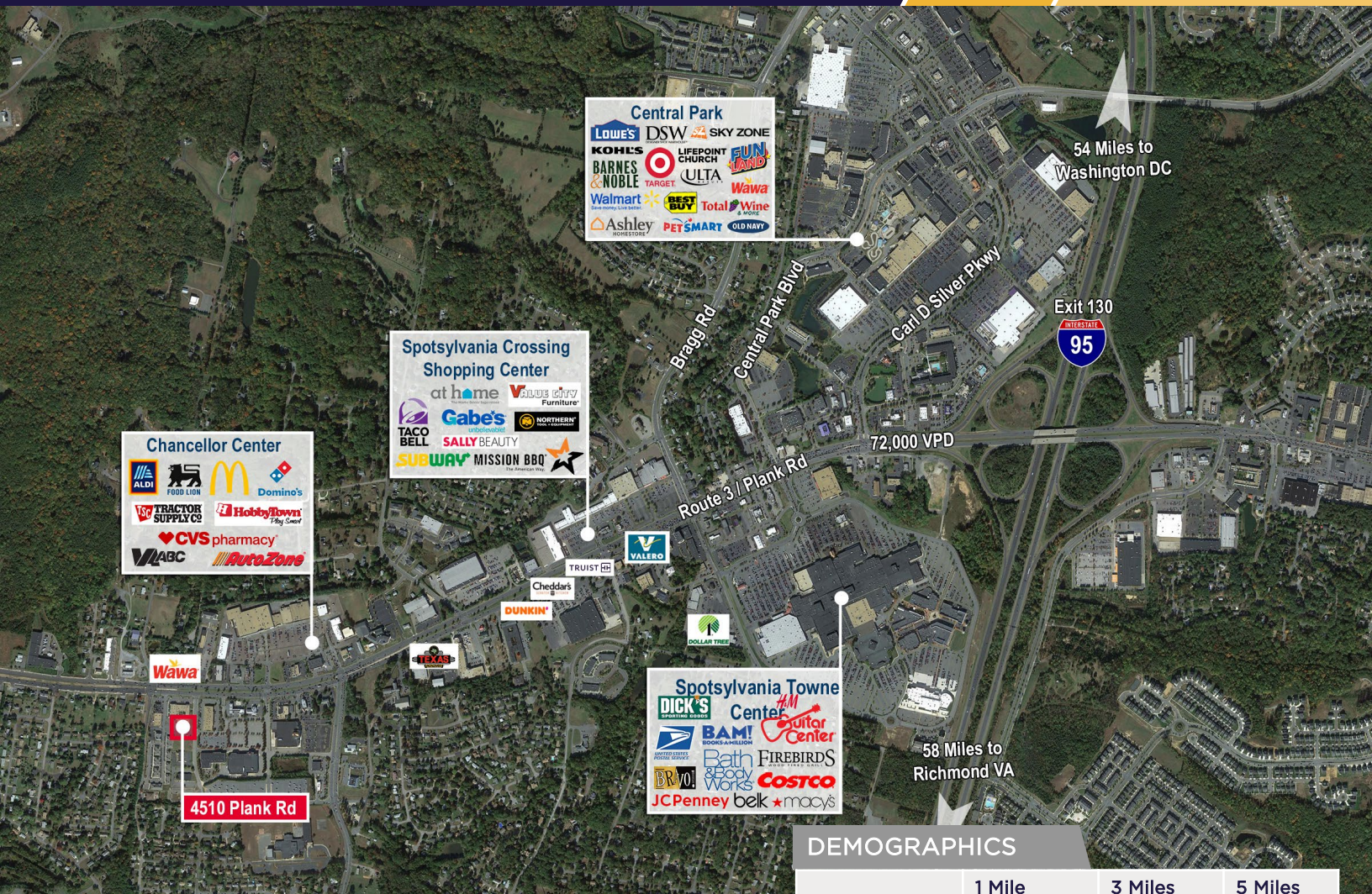
PROPERTY FEATURES

- Two story building located on the busiest corridor in the Fredericksburg area
- Medical and general office on the upper floor and classrooms with kitchen on the lower floor
- 100% Leased
- Priced well below replacement cost
- Daily traffic count is 53,000 VPD on Plank Road
- Located just two miles from I-95, exit 130B



TOTAL SIZE	17,520 SF 0.90 AC
ASKING	\$2,650,000 \$151.26 PSF
ZONING	C-2
PARKING	61 Spaces 3.5/1,000 SF
TIMING	Immediate

4510 PLANK ROAD



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,022	52,086	116,907
Daytime Population	8,905	51,471	128,825
Average H.H. Income	\$107,224	\$115,129	\$121,045

For more information, please contact:

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